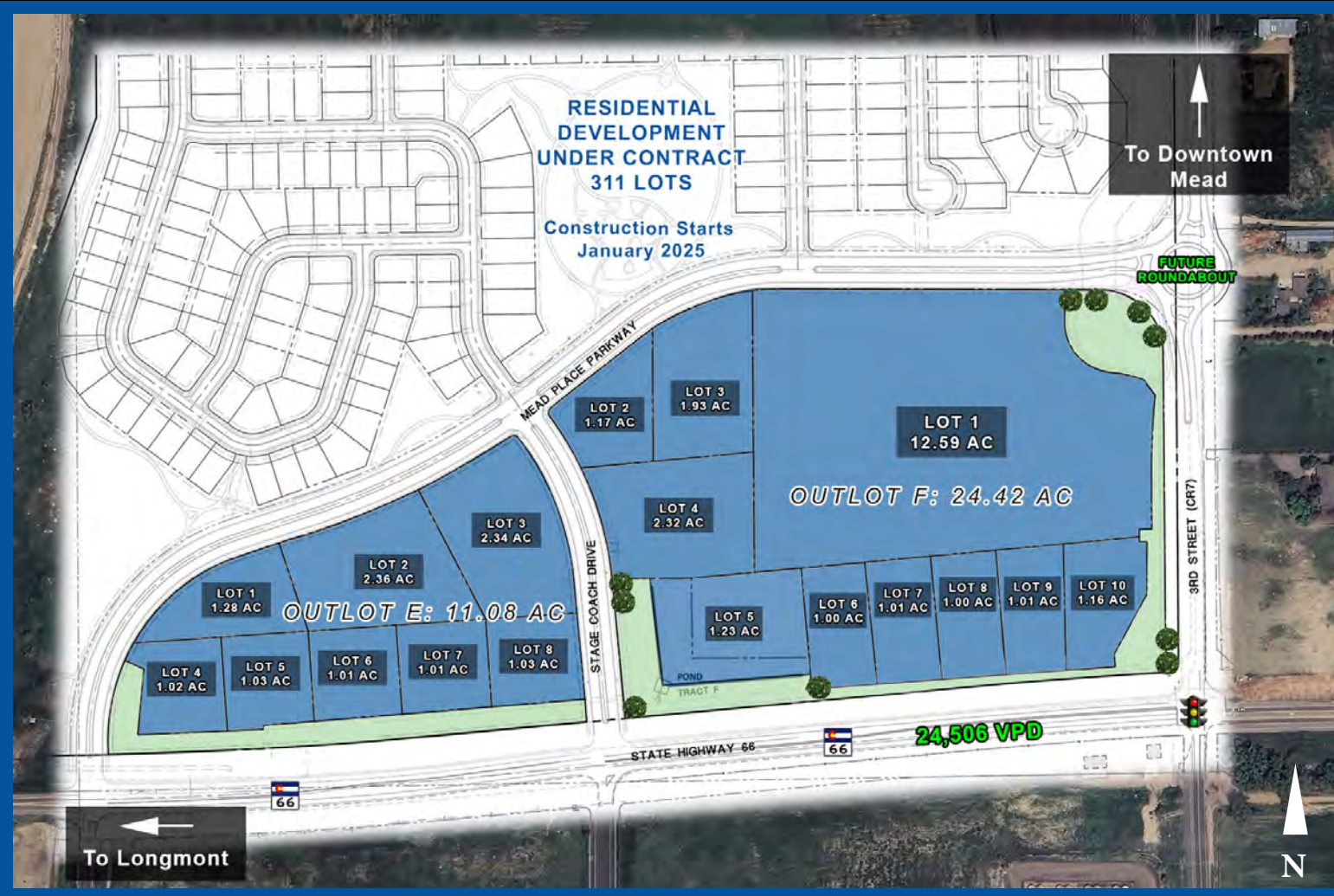


MEAD TOWN CENTER

NWC Highway 66 & County Road 7, Mead, CO



DEMOGRAPHICS

POPULATION

3 Mile:	10,001
5 Mile:	47,944
10 Mile:	183,726

DAYTIME POPULATION

3 Mile:	3,002
5 Mile:	10,466
10 Mile:	53,662

AVG. HH INCOME

3 Mile:	\$140,609
5 Mile:	\$139,898
10 Mile:	\$134,235

HOUSEHOLDS

3 Mile:	3,955
5 Mile:	18,221
10 Mile:	71,033

TRAFFIC COUNTS

Hwy 66 west of CR 7 :	24,506 vpd
I-25 at Hwy 66 :	93,346 vpd

PROPERTY OVERVIEW

- Up to 42 AC available
- Strong traffic counts on Highway 66
- Flexible zoning allows for residential / commercial uses
- Rapidly growing and underserved trade area
- Located just west of I-25

POTENTIAL USES

- Restaurant
- Anchor
- Daycare
- Coffee Shop
- Car Wash
- Auto Parts
- Dental / Medical
- Gas / Convenience
- Storage
- Hospitality
- Flex

CONTACT

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LOOKING EAST



LOOKING WEST



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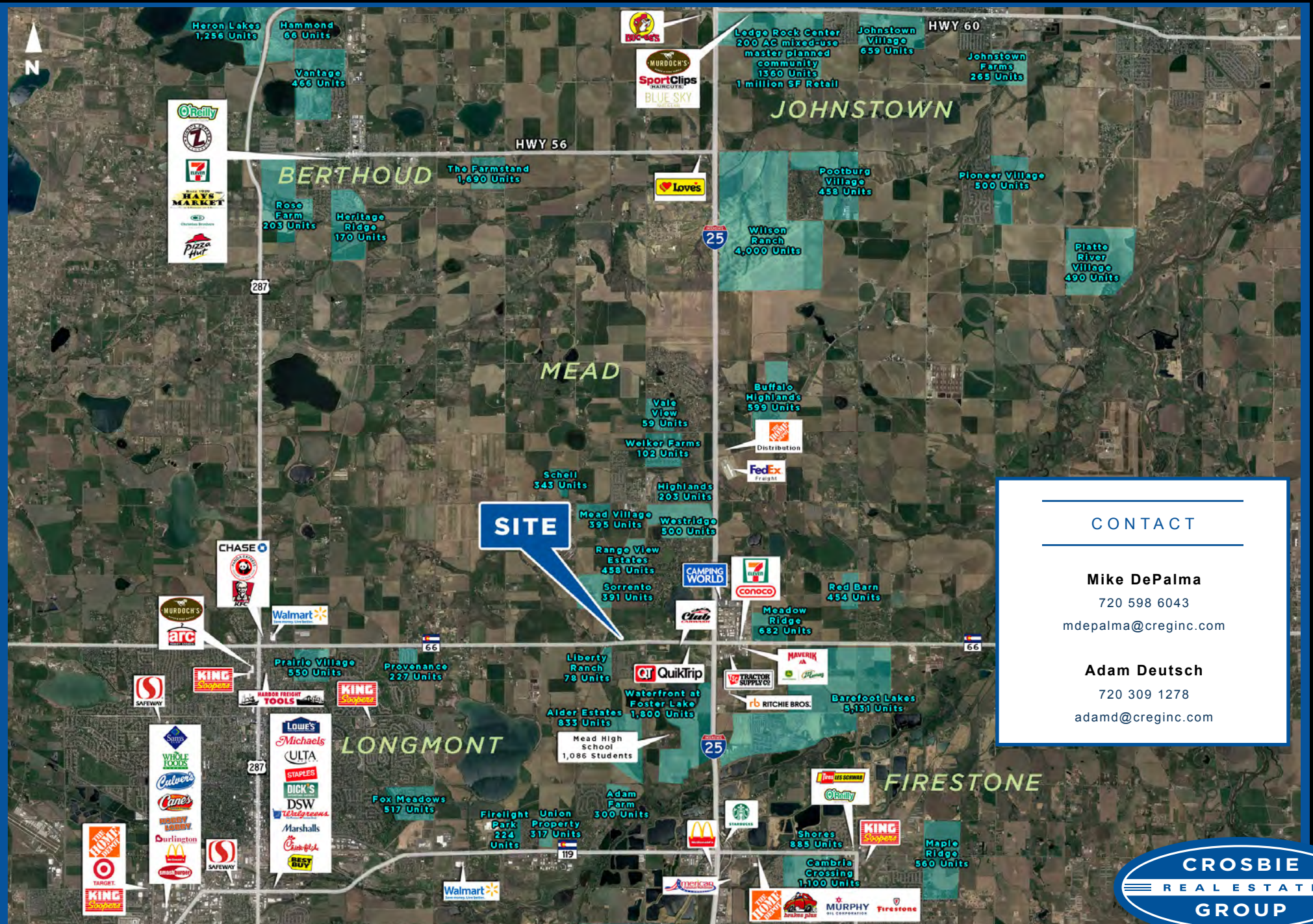
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